

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned ROBERT P. DAVIS and wife, ELLEN BELL DAVIS, hereinafter referred to as the GRANTORS, and WALTER LEROY DAVIS and wife, REBECCA DAVIS, hereinafter referred to as the GRANTEEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEEES, to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, ROBERT P. DAVIS and wife, ELLEN BELL DAVIS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto WALTER LEROY DAVIS and wife, REBECCA DAVIS, the GRANTEEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT A

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property.

Taxes and assessments against said property for the year 1995 and all subsequent years shall be the sole responsibility of the

STATE OF MISSISSIPPI - DESOTO CO. *gc*
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GRANTEES, and all subsequent years are excepted from the foregoing covenant of warranty.

By way of explanation, the purposes of this Warranty Deed is to convey to WALTER LEROY DAVIS and wife, REBECCA DAVIS, the above described 3-Acre tract and which 3-Acre tract will have more uniform boundary lines.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 3rd day of February, 1995.

Robert P. Davis
ROBERT P. DAVIS

Ellen Bell Davis
ELLEN BELL DAVIS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 3rd day of February, 1995, within my jurisdiction, the within named ROBERT P. DAVIS and wife, ELLEN BELL DAVIS, who acknowledged that they executed the above and foregoing instrument.

Kenneth E. Hanks
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Sept. 19, 1995

(SEAL)

GRANTORS' ADDRESS:
2266 Highway 301 South
Hernando, MS 38632
RES. TEL.: 601-429-4929
BUS. TEL.: N/A

GRANTEES' ADDRESS:
2266 Highway 301 South
Hernando, MS 38632
RES. TEL.: 601-429-4929
BUS. TEL.: N/A

No title work requested and no title certificate issued by preparer
of deed.

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
601-429-3469

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DESCRIPTION OF A 2.99 ACRE LOT IN THE SOUTHWEST QUARTER OF SECTION 15; TOWNSHIP 3 SOUTH; RANGE 9 WEST; DESOTO COUNTY, MISSISSIPPI AND MORE ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of the southwest quarter of Section 15; Township 3 South; Range 9 West; thence North 89 degrees 12 minutes 58 seconds East along the north line of said quarter section a distance of 58.19 feet to a point in the east right-of-way line of Eudora-Cub Lake Road (30 feet from centerline); thence South 04 degrees 50 minutes 52 seconds East along said right-of-way line a distance of 422.30 feet to a point, said point being the point of beginning; thence North 89 degrees 12 minutes 58 seconds East a distance of 154.40 feet to a point; thence South 02 degrees 24 minutes 15 seconds East a distance of 132.38 feet to a point; thence North 89 degrees 12 minutes 58 seconds East a distance of 473.58 feet to a point; thence South 02 degrees 24 minutes 15 seconds East a distance of 179.90 feet to a point; thence South 89 degrees 30 minutes 42 seconds West a distance of 614.86 feet to a point in the east right-of-way line of said Eudora-Cub Lake Road; thence North 04 degrees 50 minutes 52 seconds West along said right-of-way line a distance of 309.76 feet to the point of beginning and containing 2.99 acres. All bearings are referenced to true north.

EXHIBIT A